ORINSEN

FOR SPACES THAT WORK

NEWLY DEVELOPED RETAIL UNIT — TO LET

UNIT B, 119 CONSTITUTION STREET

ABERDEEN AB24 5ET

RENT

Offers Over £75,000 pa

Exclusive of VAT

NET INTERNAL AREA

4,978 sq ft

462.47 sqm · Ground floor

TENURE

New FRI Lease

0131 374 1111

LOCATION

Aberdeen is Scotland's third largest city, with a total catchment population of approximately 500,000 and status as the principal retail centre for the north east of Scotland, situated approximately 125 miles north of Edinburgh and 66 miles north of Dundee. The city remains a major oil and gas centre, with a number of multi-national energy companies retaining headquarters there.

The property is situated on Constitution Street, just minutes from Scotland's busiest port, alongside Beach Boulevard Retail Park and Queens Links Leisure Park. The adjoining Unit A is pre-let to **JD Gyms**. The retail park benefits from 152 car parking spaces including EV charging stations, with nearby occupiers including **Asda**, **Smyths Toys** and **Codona's Amusement Park**.

DESCRIPTION

The property is a newly developed retail unit arranged over ground level, forming part of a two-unit development alongside **JD Gyms**, and is available on a new FRI lease.

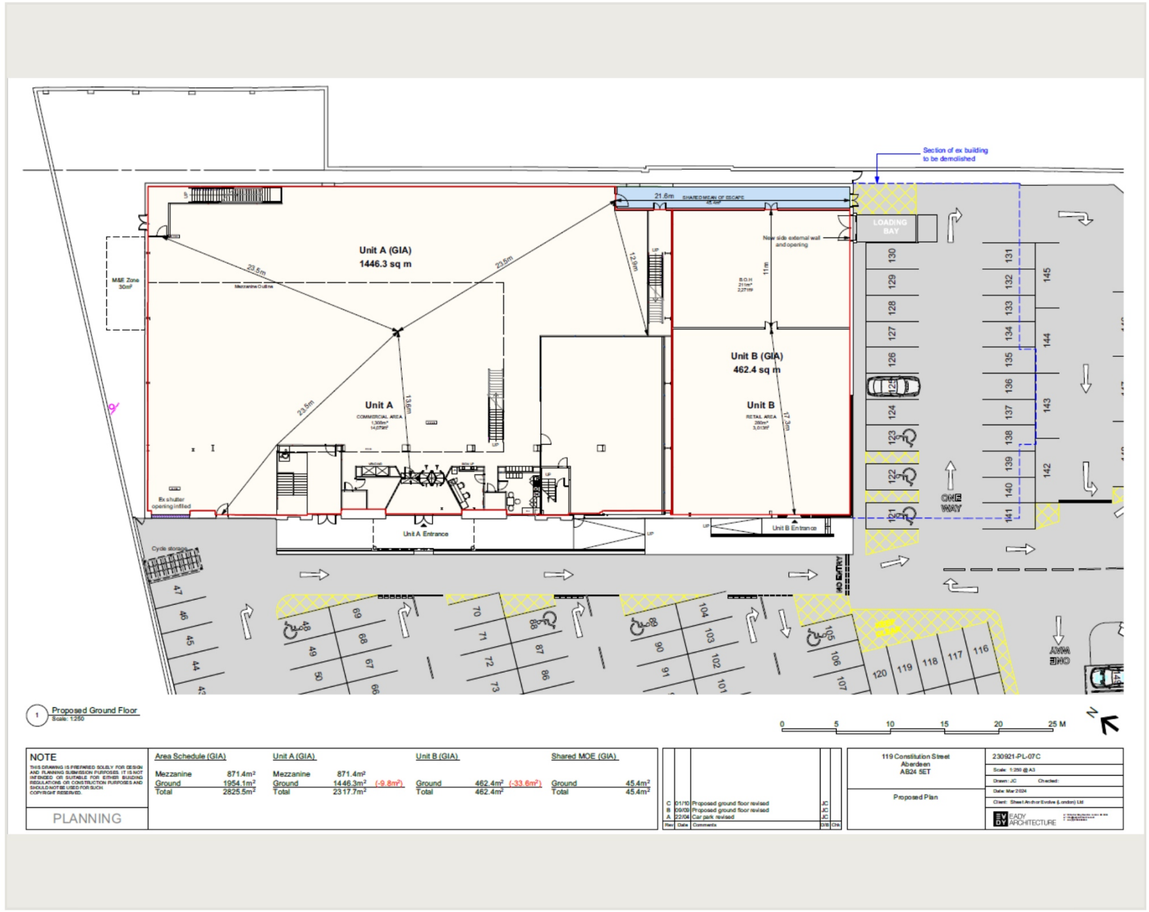


FURTHER INFORMATION

ACCOMMODATION	The property is a new unit arranged over ground level, with the following approximate net internal area: Ground Floor – **4,978 sq ft (462.47 sqm)**
RENT	Offers in excess of **£75,000 pa** are invited.
LEASE	The subjects are available on a new FRI lease.
SERVICE CHARGE	There will be a Service Charge of c£2 per sq ft.
RATES	The property will need to be assessed for rates upon entry by the Scottish Assessor's Association.
PLANNING	The premises benefit from Class 1A consent.
EPC	An EPC will be available on completion, with an expected rating of A.
LEGAL COSTS	Each party to be responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



Tom Forster

T 0131 374 1111

M 07919 920126

E tforster@orinsen.com



Andy Bain

T 0131 374 1111

M 07770 524977

E abain@orinsen.com

Important Notice. ORINSEN, their clients and any joint agents give notice that: they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise, and assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities – purchasers or tenants must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Published October 2026.